

# LAND AUCTION



## 20.017 AC± | 2 TRACTS | HOOD CO, TX

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 5/7/25 | **AUCTION TIME:** 3 PM CT

**AUCTION HELD AT:** THE BENT BUCKET BAKERY, 19280 US-281, LIPAN, TX 76462

**PROPERTY PREVIEW:** 7922 BOSWELL CT, LIPAN, TX 76462

4/12/25 | 1 PM - 5 PM, 4/30/25 | 4 PM - 7 PM, 5/3/25 | 10 AM - 1 PM

This 20-acre property just south of Lipan features gently rolling terrain, dotted with mature oaks and plenty of open space. The property is fully fenced with a no-climb pipe fence along the road frontage and 5-strand barbed wire fencing on the other three sides and is ready for livestock or other uses. Wildlife sign is abundant, the topography and natural vegetation make several recreational pursuits possible, and multiple building sites are available. With approximately 915 feet of frontage on Boswell Ct. and 182 feet on Star Hollow, this property offers easy access and flexibility for development, ranching, or recreational activities. Located in a quiet, rural setting but still close to town, this land is a great opportunity for anyone looking to make their mark in the Texas countryside.

### TRACT 1 DESCRIPTION: 8± ACRES

Tract One, 7922 Boswell Court, offers great road frontage, mature oak trees, and just enough character to invite a sense of adventure. With 8+/- Acres of open native pasture, live oak, post oak, and mesquite, tract 1 is an easy choice for a potential homesite. The road frontage is fenced with no-climb fencing and a pipe top rail, including a 20-foot double, and the north side is 5-strand barbed wire. The only unfenced section is on the division line with tract 1. With approximately 185 feet of frontage on Star Hollow Road and 819 on Boswell Ct., and no known deed restrictions, you'll find plenty of space to improve this property to your liking.



### TRACT 2 DESCRIPTION: 12± ACRES

Tract Two, 7922 Boswell Court in Lipan, Texas, offers a fantastic opportunity with 12+/- acres of scenic, open native pasture. The property features a mix of post and live oak, mesquite, and cedar, creating a serene and private atmosphere perfect for your future homesite. With 90 feet of road frontage on Boswell Court and ample space to expand or develop, the possibilities are endless. The gently rolling terrain adds to the North Texas hill country aesthetic.

The road frontage is fenced with no-climb and pipe fencing, including a 20-foot double swinging gate. Five-strand barbed wire completes three sides. The only unfenced section is on the division line with tract 1. The land is free of known deed restrictions, giving you the freedom to improve or develop the property as you see fit. Whether you're looking to build your dream home, create a hobby farm, or enjoy the peaceful Texas countryside, Tract One is an excellent choice.



<b>Taxes:</b>	\$5,812.90
<b>Lease Status:</b>	No leases
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	survey needed if sold in separate tracts
<b>Brief Legal:</b>	Legal description Acres: 20.000 Subd: Old Wd Ranch Ph I Sec F Tract: Pt 52
<b>PIDs:</b>	R000025221
<b>Lat/Lon:</b>	32.48818, -98.04253
<b>Zip Code:</b>	76462



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC - Joey Bellington, Broker | Whitetail Properties Real Estate, LLC - Joey Bellington, Broker | Cody S. Lowderman, Auctioneer, Lic # 16991



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